

GROWTH AND ENVIRONMENTAL MANAGEMENT

Growth and Environmental Management (GEM) provides one-stop permitting and processing services related to development activities. GEM consists of four divisions: Building Review & Inspection, Development Services, Environmental Compliance, and Permit and Compliance Services. The primary mission of GEM is to ensure the continued vitality of the County, including both the built and natural environments, by promoting awareness and compliance with the Board's adopted growth management regulations.

Director David McDevitt has led GEM since 2005, and he previously served as the Department's director of Development Services. He is a Certified Planner with extensive experience and professional practice in the areas of growth management, land use and transportation planning.

McDevitt is a member of the American Planning Association and has been a member of its professional institute, the American Institute of Certified Planners, since 1988. Under his direction, GEM staff have undertaken a renewed commitment to providing exceptional customer service, as well as a comprehensive review and revision of the County's growth management-related regulations.



David McDevitt

Director
Growth and Environmental
Management

606-1300

McDevittD@leoncountyfl.gov

PERMITTING, INSPECTION, DEVELOPMENT & SUPPORT

Building Review and Inspection Division

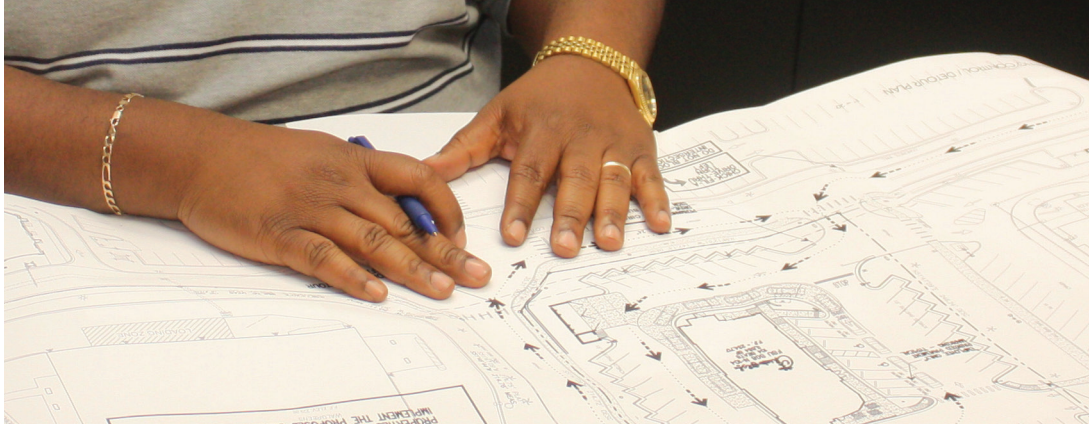
- Building Review and Inspection division negotiated and implemented, with the approval of the Board of County Commissioners, an inter-agency agreement with Wakulla County to provide building code administrator and commercial building inspection services to the Wakulla County Building Department.
- Staff from the division served on the Building Officials Association of Florida legislative affairs committee and worked closely with the Florida Association of Counties' lobbyist to monitor proposed legislation affecting the construction industry within Leon County.
- Building Inspection staff coordinated with the City of Tallahassee building inspection department to ensure consistent plan review interpretation and field implementation across jurisdictional lines of the 2009 Building Code supplements.
- Division inspection staff, consisting of seven inspectors, performed and documented approximately 18,426 inspections during the past year.
- Building inspection staff, consisting of two plans examiners, performed and documented approximately 3,290 plans reviews during the fiscal year.
- Staff from the division served on the Big Bend Chapter Building Officials Association of Florida executive board in the capacity of vice-president and secretary.

Development Services Division

- Development Services staff assisted approximately 1,800 walk-in and telephone customers, reviewed 26 site and development plan applications, issued 95 Permitted Use Verification (PUV) certificates,

reviewed 26 applications for concurrency review, responded to 63 alleged code violations complaints, and provided review and assistance to the Board of Adjustment and Appeals on four variance requests.

- Addressing Section staff drafted an ordinance to amend the Leon County Land Development Code to clarify language and provide enhancements to the Addressing and Emergency 911 System.
- Addressing staff assigned 31 new street names, approved 56 street names through the site and development plan review process, and assigned and/or verified 1,809 street addresses.
- The Addressing Section was responsible for the renaming of a portion of Lakeshore Drive to eliminate the duplication of address numbers and the pre-directional (east/north/west) designation, and to correctly sequence numbers in order to provide consistency and compliance with the Addressing and Emergency 911 System.
- At the direction of the Board of County Commissioners, staff provided a status report to the Board of County Commissioners regarding 40 parcels that are currently utilized for, or have been previously utilized as, open-pit/sand mine operations.
- Staff from Development Services drafted the following amendments to the Land Development Code that were adopted by the Board of County Commissioners: 1) revisions to the zoning district regulations in order to implement the new Mahan Gateway Node Future Land Use Category; 2) clarification of the requirements for existing antenna support structures; and 3) reduction of the threshold for an event requiring a temporary use permit from 500 to 250 persons.
- Development Services staff assisted the Planning department in drafting revisions to the Residential Preservation zoning district in the Land



Development Code to implement the changes in the Comprehensive Plan requested by the Council of Neighborhood Associations (CONA).

- With the approval of the Board, Development Services staff initiated a new process intended to streamline the site and development plan review process by establishing a concept plan approval track and a final design plan approval track.
- In response to the problems resulting from Tropical Storm Fay, and at the direction of the Board, Development Services staff is drafting an ordinance to restrict the establishment of new private subdivisions in order to address the interconnection and infrastructure maintenance deficiencies commonly found in private subdivisions.

Environmental Compliance Division

- The division was instrumental in securing 132 acres of environmentally sensitive land (Eight Mile Pond Tract), at no cost to the County, as mitigation for permitting the new Florida Gas Transmission 36-inch line across the County. Environmental Compliance staff finalized a new Floodplain Ordinance to comply with federal regulations and to maintain the Federal Flood Insurance Program. Staff worked with the Science Advisory Committee to obtain Board approval for the drawdown of Lake Munson to improve its water quality. Staff finalized a new Fertilizer Ordinance to restrict fertilizer content and application rates that was adopted by the Board of County Commissioners.
- The Division's staff completed the review of 440 environmental permit applications, 140 site plan and subdivision requests, 45 natural features inventories, and 52 stormwater management facility operating permit reviews.
- During the past year, division staff continued work on the permitting for the widening of Capital Circle Southwest from Tennessee Street to Orange Avenue, monitored the construction of the widening of Mahan

Drive to I-10, and assisted the Citizen's Committee on the proposed Charter Amendment involving Countywide environmental regulations.

- Environmental Compliance staff performed 241 stormwater management facility inspections, 6,500 environmental inspections and assisted 1,904 walk-in customers during the past fiscal year.
- The Division's Underground Petroleum Storage Tank staff, under contract from the Florida Department of Environmental Protection, performed 541 petroleum storage tank inspections during the past year.

Permit and Compliance Services Division

- Division staff collected approximately \$930,000 in permitting revenue from applications submitted for development approvals and environmental permitting requests, and approximately \$1.3 million in fees for building permit plan review and inspection requests during FY10.
- Permit and Compliance Services staff assisted approximately 13,000 walk-in customers, processed approximately 4,200 applications, and provided assistance with more than 52,000 telephone calls over the past year.
- The division assisted 1,575 contractor licensing walk-in and call customers and responded to 3,724 code compliance calls that resulted in 1,206 site inspections.
- Division staff prepared and presented 146 code enforcement cases to the Code Enforcement Board for resolution.
- Permit and Compliance Services staff conducted three public hearings to review filed complaints against licensed contractors operating in Leon County, and presented three applications for review and approval for licensing before the Contractor's Licensing and Examination Board.

Ryan Culpepper

Division Director
Development Services
606-1324
CulpepperR@leoncountyfl.gov



Ed Jarriel

Division Director
Building Review & Inspection
606-1339
JarrielE@leoncountyfl.gov



John Kraynak

Division Director
Environmental Compliance
606-1343
KraynakJ@leoncountyfl.gov



Emma Smith

Division Director
Permit & Compliance Services
606-1364
SmithE@leoncountyfl.gov

